

CITY OF ROCKLIN PLANNING COMMISSION

A G E N D A

June 20, 2006

6:30 P.M.

**Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road**

(www.ci.rocklin.ca.us)

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

APPEAL PERIOD

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

- 1. Meeting Called to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Commissioner Sully, Chairwoman
Commissioner Coleman, Vice Chairman
Commissioner Menth
Commissioner Weibert
Commissioner Shirhall

4. Minutes

June 6, 2006

- 5. Correspondence**
- 6. Citizens Addressing the Commission on Non Agenda Items**

SCHEDULED ITEMS:

- 7. HARLEY DAVIDSON OF ROCKLIN
DESIGN REVIEW, DR-2002-26A
ED VOORHEES**

PUBLIC HEARING

This application is a request for approval of a design review entitlement to allow the remodel and expansion of the former Lasher Kia Building on Granite Drive to house Harley Davidson of Rocklin.

The subject property is located at 4361 Granite Drive. APN:045-020-092.

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 In-Fill Development Projects.

The applicant is Ed Voorhees. The property owner is Victor Guidera.

Commission action: _____

- 8. WHITNEY RANCH CLUBHOUSE
DESIGN REVIEW, DR-2005-16;
TENTATIVE PARCEL MAP, DL-2005-07;
AND USE PERMIT, U-2005-15
GORDON ROGERS ARCHITECTURE**

PUBLIC HEARING

An application to approve a Design Review, Conditional Use Permit, and Tentative Parcel Map to allow the division of an approximate 148-acre lot into a 5-acre lot (Lot 1) and a 143-acre remainder lot (Lot 2) and to allow construction and operation of a clubhouse facility to serve the Whitney Ranch community on the 5-acre lot. Development on Lot 1 includes an approximately 10,000+ square feet of building, a pool

and outdoor use areas; Activities proposed within the facility include, but are not limited to general recreation use of facilities for HOA members, and a venue for weddings, dinner parties and gatherings, etc.

The subject property is located west of the intersection of Whitney Ranch Parkway and Painted Pony Drive, within the Whitney Ranch Master Planned Community. APN 017-174-013.

The property is zoned Planned Development – 3.3 units/acre (PD-3.3). The General Plan designation is Low Density Residential (LDR).

The Environmental Impact Report for the North West Rocklin Annexation, of which this project is a portion, was certified via City council Resolution No. 2002-230. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) the City of Rocklin has determined that the previously approved Environmental Impact Report sufficiently addressed the potential impacts of this subsequent development and, therefore, no additional environmental documentation is required. A copy of the Resolution certifying the Environmental Impact Report is available for review in the Planning Department Offices.

The applicant is Gordon Rogers Architecture. The property owner is Sunset Ranchos Investors.

Commission action: _____

**9. SUNSET WEST LOT 42
SUBSTANTIAL COMPLIANCE – SIGN PROGRAM**

Request to approve Design Compliance of the Sign Program for the Sunset West Parcel 42 shopping center.

The subject property is located at Park Drive and Sunset Boulevard. APN 365-010-014

Commission action: _____

10. Discussion

11. Adjournment